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6 UNITED STATES BANKRUPTCY COURT

7 DISTRICT OF NEVADA

8 In re Case No. BK-S-19-15835-ABL
9 STRATORISE SOUTH LLC, Chapter 7
10 Debtor. **NOTICE OF ENTRY OF ORDER DENYING
11 MOTION FOR AN ORDER THAT
12 PROCEEDS FROM SALE OF 1801 LAS
VEGAS BOULEVARD SOUTH TO BE PAID
TO ARTS DISTRICT REAL ESTATE #1, LLC**
13

14 NOTICE IS HEREBY GIVEN that an *Order Denying Motion For An Order That*
15 *Proceeds From Sale Of 1801 Las Vegas Boulevard South To Be Paid To Arts District Real Estate*
16 *#1, LLC* [ECF 93] was entered on February 5, 2021, a copy of which is attached hereto.

17 Dated this 5th day of February, 2021.

18
19 /s/ Jeanette E. McPherson
20 Jeanette E. McPherson, Esq.
Schwartzer & McPherson Law Firm
21 2850 S. Jones, Blvd., Suite 1
Las Vegas, NV 89146
22 Attorneys for Shelley D. Krohn, Chapter 7 Trustee
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CERTIFICATE OF SERVICE

1. I caused to be served the following document:

- a. Notice of Entry of Order Denying Motion For An Order That Proceeds From Sale Of 1801 Las Vegas Boulevard South To Be Paid To Arts District Real Estate #1, LLC.

2. I served the above-named document(s) by the following means to the persons as listed below:

■ a. **By ECF System (On 02/05/2021):**

ROBERT E. ATKINSON on behalf of Creditor SPRING VALLEY DEVELOPMENT, LLC
robert@nv-lawfirm.com, bknotices@nv-lawfirm.com

ROBERT E. ATKINSON on behalf of Plaintiff SPRING VALLEY DEVELOPMENT, LLC
robert@ny-lawfirm.com, bknotices@ny-lawfirm.com

COREY B. BECK on behalf of Debtor STRATORISE SOUTH LLC

becksbk@yahoo.com

JASON A. IMES on behalf of Trustee SHELLEY D KROHN

bkfilings@s-mlaw.com

SHELLEY D KROHN

shelley@trusteekrohn.com,

NV27@ecfcbis.com; becca@trusteekrohn.com; jan@trusteekrohn.com; candace@trusteekrohn.com

MICHAEL F LYNCH on behalf of Debtor STRATORISE SOUTH LLC

Michael@LynchLawPractice.com, lynchonline@gmail.com

JEANETTE E. MCPHERSON on behalf of Trustee SHELLEY D KROHN

bkfilings@s-mlaw.com

U.S. TRUSTEE - LV - 7

USTPRegion17.LV.ECF@usdoj.gov

b. By United States First Class postage fully prepaid:

c. By United States Certified Mail postage fully prepaid:

d. By Personal Service

1 I personally delivered the document(s) to the persons at these addresses:
2 For a party represented by an attorney, delivery was made by handing the
3 document(s) to the attorney or by leaving the document(s) at the attorney's office with a clerk or
4 other person in charge, or if no one is in charge by leaving the document(s) in a conspicuous place
5 in the office.

6 For a party, delivery was made by handing the document(s) to the party or by
7 leaving the document(s) at the person's dwelling house or usual place of abode with someone of
8 suitable age and discretion residing there.

9 e. **By direct email (as opposed to through the ECF System)**

10 Based upon the written agreement to accept service by email or a court order, I
11 caused the document(s) to be sent to the persons at the email addresses listed below. I did not
12 receive, within a reasonable time after the transmission, any electronic message or other indication
13 that the transmission was unsuccessful.

14 f. **By fax transmission**

15 Based upon the written agreement of the parties to accept service by fax
16 transmission or a court order, I faxed the document(s) to the persons at the fax numbers listed
17 below. No error was reported by the fax machine that I used. A copy of the record of the fax
18 transmission is attached.

19 g. **By messenger**

20 I served the document(s) by placing them in an envelope or package addressed to
21 the persons at the addresses listed below and providing them to a messenger for service.

22 **I declare under penalty of perjury that the foregoing is true and correct.**

23 Signed on: February 5, 2021.

24 Janice Dunnam
25 (Name of Declarant)

/s/ Janice Dunnam
26 (Signature of Declarant)
27
28

[Handwritten Signature]

Honorable August B. Landis
United States Bankruptcy Judge



Entered on Docket
February 05, 2021

Jeanette E. McPherson, Esq., NV Bar No. 5423
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Counsel for Shelley D. Krohn, Trustee

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re: Case No. BK-S-19-15835-ABL

STRATORISE SOUTH LLC,

Debtor(s).

**ORDER DENYING MOTION FOR AN
ORDER THAT PROCEEDS FROM SALE OF
1801 LAS VEGAS BOULEVARD SOUTH TO
BE PAID TO ARTS DISTRICT REAL
ESTATE #1, LLC**

Hearing Date: February 3, 2021

Hearing Time: 9:30 a.m.

The Motion For An Order That Proceeds From Sale Of 1801 Las Vegas Boulevard South To Be Paid To Arts District Real Estate #1, LLC (“Motion”) having come before this Court on February 3, 2021; Shelley D. Krohn, the Chapter 7 Trustee (the “Trustee”), appearing by and through her counsel, Jeanette E. McPherson, Esq. of Schwartz & McPherson Law Firm, Arts District Real Estate #1, LLC (“Arts District”) appearing by and through its counsel, Corey Beck, Esq. of The Law Office Of Corey B. Beck, P.C., Spring Valley Development LLC, appearing by and through its counsel Robert Atkinson, Esq. of Atkinson Law Associates Ltd.; the Court having reviewed the Motion and opposition filed; the Court having granted the Trustee’s Request For Judicial Notice; the Court having heard the argument of the parties; the Court having made its

1 findings of fact and conclusions of law on the record which are incorporated herein pursuant to
2 Fed. R.Civ. P. 52, made applicable by Fed.R.Bankr. P. 9014 and 7052; and for good cause shown,
3 it is hereby

4 **ORDERED** that the Motion For An Order That Proceeds From Sale Of 1801 Las Vegas
5 Boulevard South To Be Paid To Arts District Real Estate #1, LLC is DENIED in its entirety; and
6 it is further

7 **ORDERED** that Arts District does not hold a lien against the Debtor, the property located
8 at 1801 Las Vegas Boulevard S., Las Vegas, Nevada, or against the proceeds from the sale of this
9 property; and it is further

10 **ORDERED** that nothing in this order shall affect the claims asserted in the proofs of claim
11 filed by the Arts District (the “Claims”), the right of any party to file an objection(s) to the Claims,
12 or the determination of the Claims.

13 | Submitted by: Approved / Disapproved

15 /s/ Jeanette E. McPherson
16 Jeanette E. McPherson, Esq.
17 Schwartzer & McPherson Law Firm
18 2850 South Jones Boulevard, Suite 1
19 Las Vegas, NV 89146
20 *Counsel for Shelley D. Krohn, Trustee*

15 /s/ Robert Atkinson
16 Robert Atkinson, Esq.
17 Atkinson Law Associates Ltd.
18 376 E. Warm Springs Rd., Suite 130
19 Las Vegas, NV 89119
20 *Counsel for Spring Valley Development, LLC*

19 | Approved / Disapproved

21 /s/ Corey B. Beck
22 Corey B. Beck, Esq.
23 The Law Office of Corey B. Beck, P.C.
24 425 South Sixth Street
25 Las Vegas, Nevada 89101
26 *Counsel for Arts District Real Estate #1, LLC*

LR 9021 CERTIFICATION

In accordance with LR 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

- The court waived the requirement of approval under LR 9021(b)(1).
 - No party appeared at the hearing or filed an objection to the motion.
 - I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated above.
 - I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objection to the form or content of the order.

/s/ Jeanette E. McPherson

Jeanette E. McPherson, Esq.
Schwartz & McPherson Law Firm

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